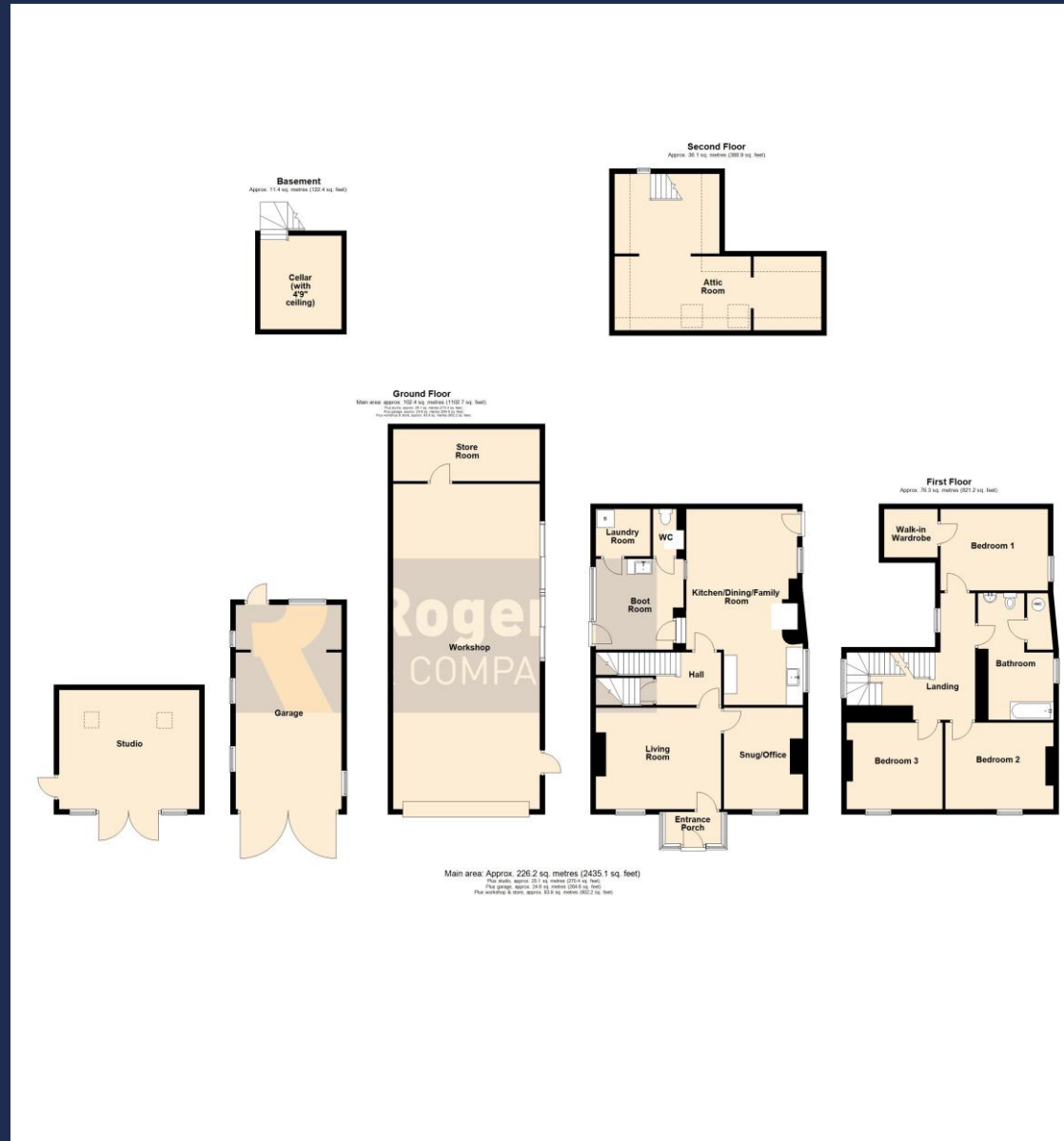




# Blatchbridge Villa Blatchbridge Frome BA11 5EJ

## Guide Price £750,000

With over 1400 sqft of workshop, garaging and studio space this Characterful attached cottage has 2433 Sqft of accommodation, set over three floors with cellar storage. The workshop would suit a variety of uses with a large up and over roller door, whilst the garage is a large single and comes with an inspection pit, the studio could be used for dance or Yoga and is big enough to host a small class. The house itself is lovely, with all the essential rooms you'd look for in a place of this age, from the laundry room, to the impressive kitchen/family room to the downstairs WC and the two receptions in addition to the boot room. The first floor bedroom accommodation has three double bedrooms with an enormous bathroom, which could easily be sub-divided to make an en-suite and a family bathroom if you such required. The attic room is used as a bedroom with its own living and desk areas.



### Residential Sales

*Knowledge and service is key; this coupled with confidence and motivation make this department a formidable force, with local knowledge comes the confidence to be able to offer the service you expect. Knowing the value of your home is very difficult to predict; using our experience and in-trade tools available to us will give you the best chance of achieving the greatest price from the most suitable buyer in a time frame that works with you.*

### Residential Lettings

*Looking after your investment is our main objective, finding quality tenants and maintaining the property to a high standard makes for a 'Happy Tenancy', our no hidden extras fee structure is highly competitive (if not cheaper) than most agents.*

### Commercial Sales and Leasing

*Having been one of the main local commercial agents in the town; over the past decade; we have able to assist in modelling the centre by grouping like minded shops enabling them to support each other. In addition we have let numerous industrial units and office complexes in the Commerce Park, Marston and Wallbridge trading estates to both small and large organisations. We believe being passionate about Frome enables us to convince companies relocating or expanding to the area.*



- 2433 Sqft Character Cottage Set Over Three Floors
- 1437 Sqft In Workshop, Garaging & Studio Space
- Superb Live-Work Unit On The Edge Of Frome
- Three Large Double Bedrooms And Impressive Attic Room
- Living Room & Snug/Office
- Impressive Kitchen/Family/Dining Room
- Boot Room, Laundry Room & Downstairs WC
- Large Family Bathroom
- Oil Central Heating & Double Glazed Windows
- Lawn Area & Ample Seating Area

- Living Room 15' 11" (4.85m) x 12' 11" (3.94m)
- Snug/Office 12' 9" (3.89m) x 10' 1" (3.07m)
- Kitchen/Dining/Family Room  
17' 8" (5.38m) x 13' 9" (4.19m) plus 8' 7" (2.62m) x 8' 2" (2.49m)
- Boot Room 11' 6" (3.51m) x 10' 10" (3.3m)
- Laundry Room 7' 1" (2.16m) x 6' 1" (1.85m)
- WC 6' 1" (1.85m) x 2' 7" (0.79m)
- Bedroom One 15' 2" (4.62m) x 10' 6" (3.2m)
- Walk in Wardrobe 6' 10" (2.08m) x 6' 2" (1.88m)
- Bedroom Two 13' 10" (4.22m) x 12' 8" (3.86m)

- Bedroom Three 12' 8" (3.86m) x 12' 3" (3.73m)
- Bathroom 14' 8" (4.47m) x 8' 10" (2.69m)
- Attic Room 26' 5" (8.05m) x 9' 1" (2.77m) plus 13' 5" (4.09m) x 9' 10" (3m)
- Garage 25' 11" (7.9m) x 13' 6" (4.11m)
- Studio 17' 9" (5.41m) x 15' 2" (4.62m)
- Workshop 41' 5" (12.62m) x 18' 8" (5.69m) plus store 18' 8" (5.69m) x approximately 10' 0" (3.05m)
- Cellar 11' 11" (3.63m) x 10' 4" (3.15m) with a ceiling height of 4' 9" (1.45m)





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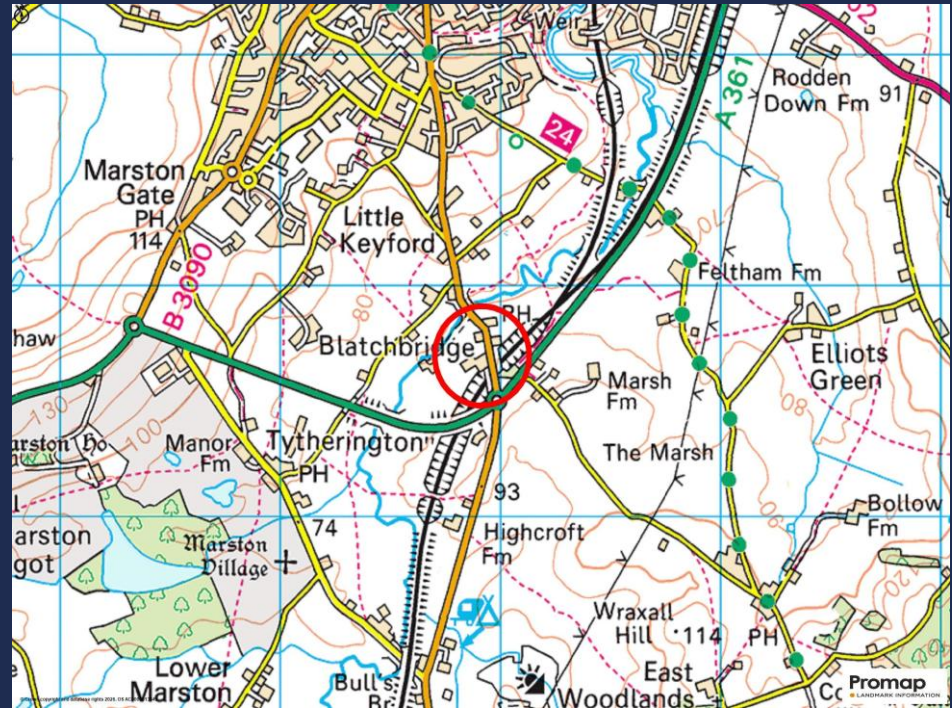
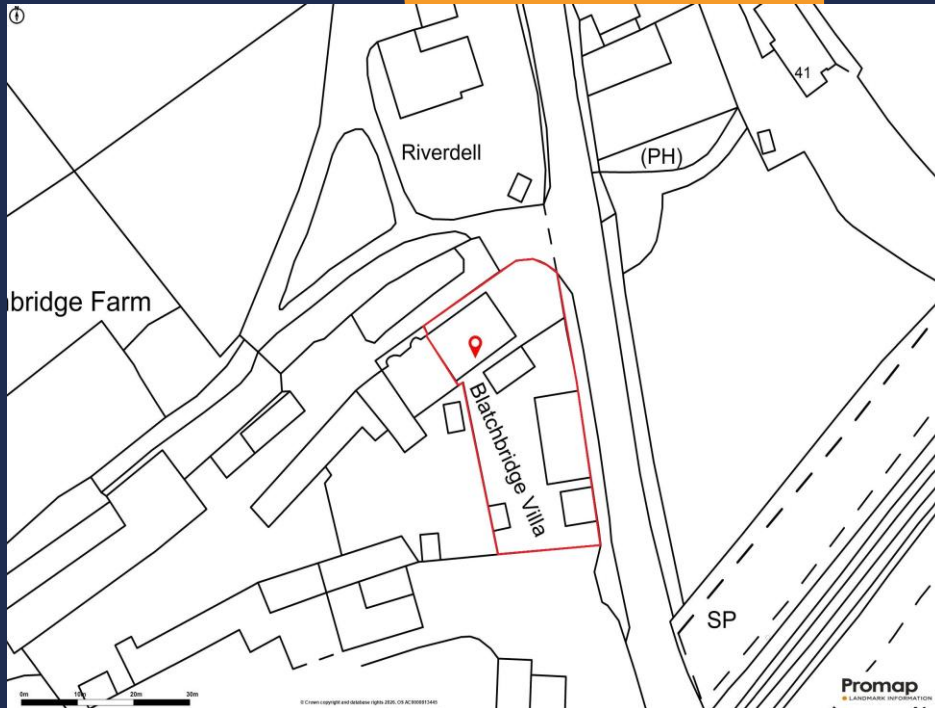
The tenure is Freehold

Electricity, mains water, Septic tank drainage and Oil are connected. There is Oil Central heating connected through a boiler in addition to a domestic hot water cylinder.

The Council Tax Is Band F and is charged at £3880.75 for 2026/27

There is a nearby development planned under the title of Selwood garden village with the developers potentially a few years away from commencing.

We have been informed that a few yards away, there will be a road accessing the nearby commercial development attached to the scheme.



**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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